

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 13/01898/FULL1

**Ward:**  
**Copers Cope**

**Address :** Worsley Bridge Junior School Brackley  
Road Beckenham BR3 1RF

**OS Grid Ref:** E: 537322 N: 170426

**Applicant :** Chair Of Governors - Worsley Bridge Primary School **Objections :** NO

**Description of Development:**

Erection of single storey temporary classroom building with canopy and link walkway to main school building

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Urban Open Space

**Proposal**

Permission is sought for the erection of a temporary single storey classroom building to provide space for 2 reception classrooms. The building will replace an existing building on the same site that has been recently removed. In addition a 1m high fence and gates will be provided to enclose a dedicated play area for these reception classes. A canopy and link walkway will be provided to link the building to the main school.

The applicant advises that "Along with a number of schools in the borough, Worsley Bridge School has a projected increase in pupil numbers for the next academic year. The long term plan for this school is to restructure from a 3 form entry junior school to a 2 form entry primary school with the work carried out in phases. To facilitate this, places will be offered for the new reception building starting in September 2013. The first phase of works will see the construction of the temporary single storey classbases to which this application applies".

The proposal will involve the loss of 4 trees; a weeping willow, an alder and 2 palm trees.

## **Location**

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

The application site faces Worsley Bridge Road and is to the rear of the main school buildings, adjacent to the playground.

## **Comments from Local Residents**

Nearby properties were notified and representations were received which can be summarised as follows

- why is the building temporary and for how long? Are there future plans for other buildings on the site?

## **Comments from Consultees**

The Council's Highways Officer has not requested a Transport Assessment on the basis that the existing school currently has 154 pupils and the approved capacity is for 360 pupils. A TA will be needed for development that involves new permanent buildings.

The Council's Drainage Officer raises no objection.

Thames Water raises no objection.

The Council's Environmental Health Officer raises no objection.

## **Planning Considerations**

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3.18 Education Facilities
- 6.13 Parking

## National Planning Policy Framework 2012

From an arboricultural point of view there are no objections and supports the loss of the weeping willow and alder is acceptable due to its poor condition and should be removed for safety reasons.

### **Planning History**

The site has been the subject of numerous previous relevant applications:

1. 89/01187 - five bay mobile classroom
2. 96/00205 - retention of single storey mobile classroom and addition of one bay

### **Conclusions**

The main issues to be considered are the impact on designated Urban Open Space (UOS), the impact on amenities of residents of nearby residential properties and the road traffic network.

With regard to the impact on the designated Urban Open Space the proposed building will replace an existing building, of a similar size, in the same location. The siting of the proposed building is within the envelope of the complex of buildings that form the school and will not encroach further into the UOS than the existing buildings. The canopy and walkway are between the new building and Worsley Bridge Road and would not significantly encroach on the UOS. On this basis it is considered that there would not be a significant loss of open space and the size, siting and scale of the building would not unduly impair the open nature of the site.

The proposed building will be set back within the site and as such is some distance from the nearest residential properties in Worsley Bridge Road and this road lies between these properties and the new building. The agent advises that the previous building was used as classrooms for Year 3 children so the proposed classrooms will involve the same use undertaken in the previous building. As such it is considered that the development would not have a detrimental effect on the amenities of the occupants of nearby residential properties.

With regard to the impact on the road transport network in the area, the current application will add sufficient classroom space to accommodate 2 classes of reception children. At present the approved school roll is 360 children. The site currently accommodates 154 children. The application is for a temporary building to accommodate a 'bulge' in pupil numbers in September 2013. This particular application is unlikely to result in such an increase in the number of vehicle movements that would have a detrimental effect on the surrounding roads, taking account of the approved school roll numbers.

On this basis it is considered that the vehicle movements associated with an additional 60 children on the site can be accommodated in the surrounding roads and will not have a significant impact on the road transport network.

Having regard to the above members may consider that the proposed building is acceptable subject to conditions restricting the temporary use of the development to 12 months.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/01898, excluding exempt information.

as amended by documents received on 09.07.2013

### **RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS**

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'n'l surfaces)  
ACC01R      Reason C01
- 3      ACK01      Compliance with submitted plan  
ACC01R      Reason C01
- 4      ACD02      Surface water drainage - no det. submitt  
ADD02R      Reason D02
- 5      The permission hereby granted shall be for a limited period only, expiring no later than August 12th 2014, and the use shall cease and the building shall be removed from the site prior to that date unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In order to comply with Policies B1 and C7 and to enable accommodation to be provided to meet educational needs for children in the area.

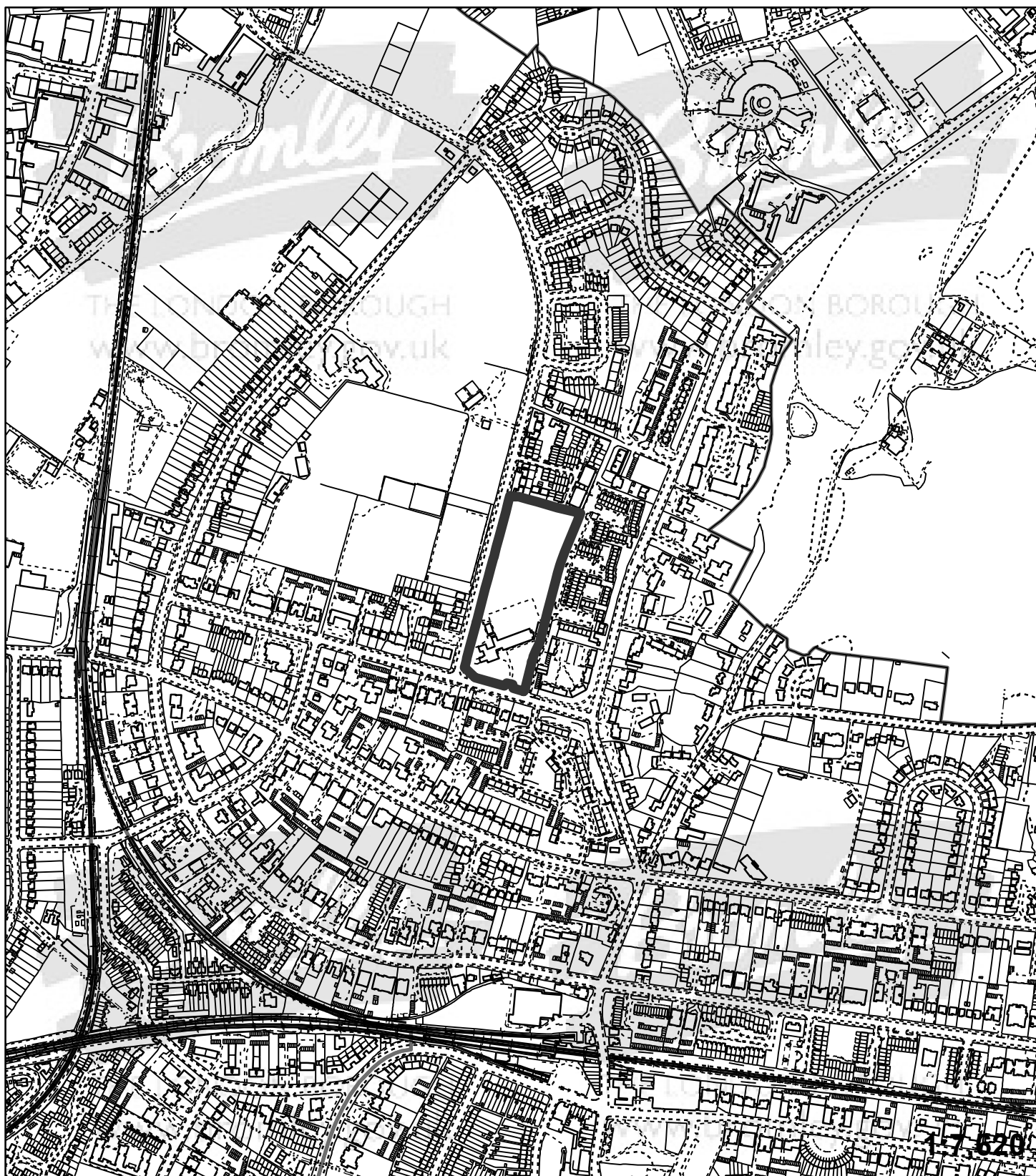
### **INFORMATIVE(S)**

- 1      Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of new development.
- 2      If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 3      Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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